



Minutes

City of Sacramento

City Planning Commission

COMMISSION MEMBERS:

Joseph Contreras
Joseph Yee, AIA, Chair
Michael Notestine

Darrel Woo, Vice Chair
Jodi Samuels
D.E. "Red" Baner

John Boyd
Barry Wasserman
Chris Givens

CITY STAFF:

David Kwong, Planning Manager
Sabina Gilbert, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

January 10, 2008 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Development Services Department at 915 I Street, New City Hall, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at www.cityofsacramento.org/dsd.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-8733 at least 48 hours prior to the meeting.



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(916) 808-5656

MINUTES

January 10, 2008

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.
[Call to Order – 5:30 p.m.](#)

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes for December 6, 2007

Location: (Citywide)

Recommendation: Approve Commission Minutes from December 6, 2007

Contact: David Kwong, Planning Manager, (916) 808-2691

Action: Moved, Seconded, Carried (Banes, Wasserman, 9, 0, 0) to approve minutes.

2. Approval of Minutes for December 13, 2007

Location: (Citywide)

Recommendation: Approve Commission Minutes from December 13, 2007

Contact: David Kwong, Planning Manager, (916) 808-2691

Action: Moved, Seconded, Carried (Banes, Wasserman, 9, 0, 0) to approve minutes.

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. Z07-100 Ricci's Duplex (Noticed on 08/09/07) (Continued from 09/13/07, 11/08/07)

Location: 2701 13th Street, District 4

Recommendation: Deny – Item A: Environmental Exemption per CEQA Section 15303; Item B: A request to convert a single family home to a detached duplex on an approximately 0.17 acre developed corner parcel in Single Family Residential (R-1) zone. The project requires a special permit to reduce the street sideyard setback to 8 feet 8 inches.

Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Greg Bitter, Principal Planner, (916) 808-7816

Action: Public comment made by Beth Maerten, Roween Shamma, Marjorie VanOchten, John Stie, Jesse Kermit, Dave Rupel, John van deEnse, Norma J. Dillon. Moved, seconded, carried (Notestine, Contreras, 7, 2, 0 –Banes, Boyd) to continue and re-notice to Jan 24th.

4. **Z07-085 Kroy Tower Halfplex** (Noticed on 11/19/07) (Continued from 12/06/07)
Location: 3490 Kroy Way, District 5
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Tentative Map to divide one lot into two lots for halfplex development (two residential units); Item C: Variance to reduce the required 15 foot rear yard setback to 7.5 feet in order to construct a 3,700± square foot halfplex structure.
Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Greg Bitter, Principal Planner, (916) 808-7816
Action: Public comment made by Lora Sneed, Paul Hanson, Craig Williams. Moved, seconded and carried (Wasserman, Banes, 8, 0, 1 Notestine recused himself) to approve staff recommendations.
5. **P07-120 16th and Broadway Retail** (Noticed on 09/28/07) (Continued from 10/11/07, 11/08/07, 12/13/07)
Location: 1601 Broadway, District 4
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Special Permit to waive some of the required parking for the proposed restaurant uses; Item C: Variance to reduce the front and street side setbacks for a proposed building within the General Commercial (C-2) zone.
Contact: Steven Kerr, Junior Planner, (916) 808-5416; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: Continued to January 24th.
6. **P04-162 Crosby Way Off-Site Parking Lot** (Noticed on 12/28/07)
Location: 2731 Crosby Way, District 3
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15311; Item B: Tentative Map to subdivide one lot into two lots on approximately 1.0 acres in the Multi-Family (R-2A) zone; Item C: Special Permit for an off-site parking lot for an existing industrial use on approximately 1.0 acres in the Multi-Family (R-2A) zone; Item D: Variance to waive the masonry wall requirement for non-residential use adjacent to a residential use or zone.
Contact: Michael York, Associate Planner, (916) 808-8239; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: No Public Comment. Moved, seconded and carried (Notestine, Woo, 9, 0, 0) to approve staff recommendations.
7. **P05-019 3940 14th Avenue Subdivision** (Noticed on 12/28/07)
Location: 3940 14th Avenue, District 5
Recommendation: Forward Recommendations of Approval to City Council – Item A: Environmental Exemption per CEQA Section 15332; Item B: Rezone of 0.8+ net acres from the Standard Single-Family (R-1) Zone to Single-Family Alternative (R-1A) Zone; Item C: Tentative Map to subdivide 0.8+ net acres into 7 single-family lots and one common area lot; Item D: Special Permit for alternative housing to allow the development of 6 single-family homes within the Single-Family Alternative (R-1A) Zone.
Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Mark Martin, Senior Planner, (916) 808-5945
Action: No Public Comment. Moved, seconded and carried (Banes, Wasserman, 9, 0, 0) to approve staff recommendations.
8. **P06-183 Marysville Starbuck's** (Noticed on 12/28/07)
Location: 4010 Marysville Boulevard, District 4
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Special Permit to develop a drive-thru in the General Commercial (C-2)

zone; Item C: Special Permit to develop an auto oriented use in a commercial corridor in the the General Commercial (C-2) zone; Item D: Special Permit to operate a convenience market between the hours of 11pm and 6am within 500 feet of residentially zoned property.

Contact: Mark Kraft, Associate Planner, (916) 808-8116; Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: No Public Comment. Moved, seconded and carried (Banes, Woo, 9, 0, 0) to approve staff recommendations.

9. **P07-096 500 N Street Ground Floor Commercial** (Noticed on 12/28/07)

Location: 500 N Street, District 1

Recommendation: Continue to January 24, 2008 and re-notice.

Contact: Jennifer Matthews, Associate Planner, (916) 808-5591; Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: Continued to January 24th.

10. **P07-140 A&P Liquor** (Noticed on 12/28/07)

Location: 1101 21st Street, District 3

Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15301; Item B: Special Permit for off-site alcohol sales to expand an existing 1,120 square foot liquor store to 2,235 square feet.

Contact: Paul Phillely, Junior Planner, (916) 808-5714; Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: No Public Comment. Moved, seconded and carried (Banes, Givens, 9, 0, 0) to approve staff recommendations.

Staff Reports

Staff reports include oral presentations including those recommending receive and file.

11. **M07-053 Richards Boulevard Redevelopment Plan Amendment**

Location: Richards Boulevard Redevelopment Area, District 1

Recommendation: Submit report and Recommendations to City Council – Item A: Review and Report of the Richards Boulevard Redevelopment Plan Amendment and the Proposed Railyards Redevelopment Plan.

Contact: Rachel Hazlewood, Senior Project Manager, (916) 808-8645

Action: No Public Comment. Moved, seconded and carried (Banes, Notestine, 9, 0, 0) to support staff recommendations.

Public Comments- Matters Not on the Agenda

12. **None**

Questions, Ideas and Announcements of Commission Members

13. **Decided to agendize this item for January 24th and discuss the letter sent to the DOC regarding the greenbriar project. Moved, seconded and carried Notestine, Banes, 9, 0, 0)**

Adjournment-07:20 pm